172.0	0003	0013.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 519,800 / 519,800
					USE VALUE: 519,800 / 519,800
					ASSESSED: 519,800 / 519,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		LANARK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAMILL KATHERINE M
Owner 2:	
Owner 3:	
Street 1:	27 LANARK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LORENZO CARL -
Owner 2:	-
Street 1:	P.O. BOX 314
Twn/City:	KILLINGTON
St/Prov:	VT Cntry:
Postal:	05751

NARRATIVE DESCRIPTION

This parcel contains 2,195 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Vinyl Exterior and 951 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2195.000	179,700		340,100	519,800
Total Card	0.050	179,700		340,100	519,800
Total Parcel	0.050	179,700		340,100	519,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 546.58 | /Parcel: 546.5

Legal Description

User Acct

113861

GIS Ref

GIS Ref

Insp Date

11/29/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 172.0-0003-0013.A

!13304!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	179,700	0	2,195.	340,100	519,800	519,800	Year End Roll	12/18/2019
2019	101	FV	157,600	0	2,195.	335,200	492,800	492,800	Year End Roll	1/3/2019
2018	101	FV	157,600	0	2,195.	257,500	415,100	415,100	Year End Roll	12/20/2017
2017	101	FV	157,600	0	2,195.	242,900	400,500	400,500	Year End Roll	1/3/2017
2016	101	FV	157,600	0	2,195.	223,500	381,100	381,100	Year End	1/4/2016
2015	101	FV	149,000	0	2,195.	208,900	357,900	357,900	Year End Roll	12/11/2014
2014	101	FV	149,000	0	2,195.	192,400	341,400	341,400	Year End Roll	12/16/2013
2013	101	FV	149,000	0	2,195.	192,400	341,400	341,400		12/13/2012

PRINT

Date	Time
12/11/20	03:17:04

LAST REV

Date	Time
11/19/20	10:54:13

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13304

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LORENZO CARL,	1563-77	1	10/1/2020		540,000	No	No		
	907-46		7/1/1978		27,000	No	No		Y

USER DEFINED

Prior Id # 1:	113861
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2020	SQ Mailed	MM	Mary M
11/29/2018	MEAS&NOTICE	HS	Hanne S
10/28/2008	Meas/Inspect	163	PATRIOT
3/13/2000	Inspected	276	PATRIOT
12/10/1999	Measured	256	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2195		Sq. Ft.	Site		0	70.	2.21	6									340,095						340,100	

Total AC/HA: 0.05039 | Total SF/SM: 2195 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 340,095 | Spl Credit | Total: 340,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	72000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	260363
Depreciation:	80712
Depreciated Total:	179650

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

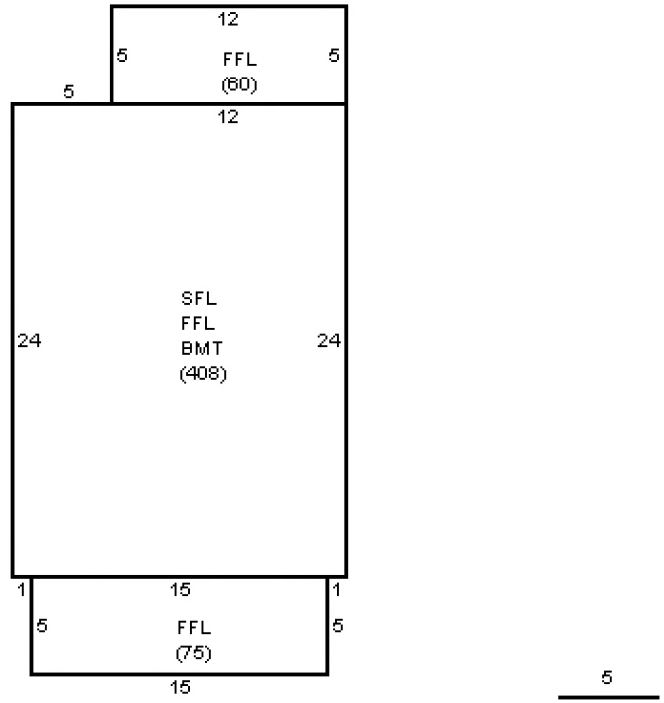
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	175.48
Special Features:	0	Val/Su Net:	132.23
Final Total:	179700	Val/Su SzAd	188.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	543	175.480	95,287
BMT	Basement	408	52.640	21,479
SFL	Second Floor	408	175.480	71,597

Net Sketched Area:	1,359	Total:	188,363
Size Ad	951	Gross Are	1359	FinArea	951
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

172.0-0003-0013.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc